

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6/253 Grange Road, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$290,000

&

\$315,000

### Median sale price

Median price \$647,500

Property Type Unit

Suburb Ormond

Period - From 01/10/2020

to 31/12/2020

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/9 Mimosa Rd CARNEGIE 3163	\$320,000	20/12/2020
2	8/17 Arnott St ORMOND 3204	\$317,000	02/11/2020
3	2/133 Booran Rd CAULFIELD SOUTH 3162	\$295,000	02/02/2021

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/02/2021 11:15

6/253 Grange Road, Ormond Vic 3204

Walter Summons

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**Indicative Selling Price**

\$290,000 - \$315,000

**Median Unit Price**

December quarter 2020: \$647,500



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**Property Type:** Apartment

Agent Comments

## Comparable Properties



**1/9 Mimosa Rd CARNEGIE 3163 (REI)**

Agent Comments

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**Price:** \$320,000

**Method:** Auction Sale

**Date:** 20/12/2020

**Property Type:** Apartment



**8/17 Arnott St ORMOND 3204 (REI/VG)**

Agent Comments

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**Price:** \$317,000

**Method:** Sold Before Auction

**Date:** 02/11/2020

**Rooms:** 2

**Property Type:** Apartment



**2/133 Booran Rd CAULFIELD SOUTH 3162 (REI)**

Agent Comments

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**Price:** \$295,000

**Method:** Private Sale

**Date:** 02/02/2021

**Rooms:** 2

**Property Type:** Apartment

**Account** - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525